

OFFICIAL COMMUNITY MEETING REPORT

Petitioner: BirdCo, Inc.

Rezoning Petition No. 2021-182

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte Mecklenburg Planning, Design and Development Staff pursuant to the provisions of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

A representative of the Petitioner mailed written notice of the date, time and virtual format for the Community Meeting to the individuals and organizations set out on Exhibit A attached hereto by depositing such notice in the U.S. mail on July 27, 2021. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND FORMAT OF MEETING:

The Community Meeting was held on Friday, August 13, 2021 at 5:30 p.m. via the GoToMeeting platform. Recipients of the notice letter were directed to a company email address to RSVP for a link to the virtual meeting via email or phone to a member of the Petitioner's team. Members of the community who were unable to access the virtual meeting were directed to email or call a member of the Petitioner's team and could be provided with a copy (including a mailed paper copy, if necessary) of the meeting presentation.

There were no attendees in the initial meeting so an additional meeting was held on August 18, 2021 at 5:30 pm to promote community involvement and participation. The following notes are from the August 18th meeting.

MEETING PARTICIPATION:

The Virtual Community Meeting had two (3) attendees, including the Petitioner's team, as listed in Exhibit C. The Petitioner was represented at the Community Meeting by Coley Scagliarini, a representative of the Petitioner, BirdCo, Inc. The two other attendees were representatives of local neighborhood groups.

SUMMARY OF PRESENTATION/DISCUSSION:

Mr. Coley Scagliarini welcomed the attendees and introduced the Petitioner. The participants were emailed a PDF presentation, attached hereto as Exhibit D. A brief history of the Petitioner's professional experience and current residential construction projects was given. Mr. Scagliarini clarified that he represents the Petitioner, and acts as an agent for the current owners, Paul & Olivia Hurst.

Mr. Scagliarini directed the attendees to the PDF presentation. He guided the attendees to a Google Map of the Plaza Shamrock neighborhood. He gave a brief description of the area, basic

demographics, and a discussion was held about the developing region and the future development plans. The Petitioner then reviewed the Polaris 3G map of the approximately .243-acre property location. He reviewed pictures of the existing home and the parcel.

Mr. Scagliarini gave a general overview of the rezoning process and development considerations that a developer must take into account, including property owner requirements, the existing zoning, natural and environmental constraints, access transportation requirements, adjacent owner concerns and ordinance/policy requirements.

Mr. Scagliarini explained that the site is currently zoned R-8. He explained the Petitioner is seeking to change the existing zoning from R-8 to UR-1. The new classification would eliminate the current density requirements and allow the Petitioner to build two single-family homes on the property.

The Petitioner reviewed the proposed site plan. He explained that his team is focused on developing new construction homes with the primary focus of adding value to the neighborhood while maintaining the neighborhood conditions and preserving the integrity of the of the Plaza Shamrock community. He referenced the success of similar developments within the same city block and the highlighted the benefits of each to the area.

Mr. Scagliarini reviewed the Charlotte Mecklenburg 2021 Rezoning schedule. He stated that the rezoning timeline could result in a public hearing as early as September 20th, 2021 and a City Council decision on October 18th, 2021. The virtual meeting was then opened for discussion to allow participants to ask individual questions or provide comments.

An attendee asked if the rezoning would cause the displacement of any person or family. In response to an attendee question, Mr. Scagliarini stated that it would not.

An attendee asked what is the estimated sales price of the proposed new family home being built. Mr. Scagliarini stated the sales price may range from \$800,000- \$950,000.

An attendee asked for the approximate address of the closest neighboring home. Mr. Scagliarini stated the closest address would be either 1601 Shamrock Drive or 1412 Downs Ave.

An attendee asked how many projects the Petitioner is currently developing and what community they currently live in. Mr. Scagliarini stated he is projected to do 3-4 new projects and that he lives in the Smallwood area of Charlotte. An attendee stated he is very familiar with the “West Side” of Charlotte and understands that is also a developing area. He also verbalized that he could appreciate that the petitioner lives in a similar developing area.

Several attendees commented that they were concerned about the regentrification of the community and the importance of keeping the integrity of the neighborhood. They expressed the proximity of neighboring homes and considering the neighbors when doing any development. They also discussed the upcoming city neighborhood development plans and how it may impact the residents.

An attendee asked what's the status of a neighboring home on Downs Avenue and the status of the existing home at 1521 Shamrock Drive. In response to an attendee question, Mr. Scagliarini stated he's uncertain of the neighboring home. He stated that he was told by a family member of the owner that the home was going to be torn down to allow for the development of a new home. Mr. Scagliarini said a new home was recently built (2021) on 1521 Shamrock Drive and sold to the new owners in July 2021.

An attendee asked about street improvements and expressed their concerns about the streets being accessible to all residents as well as the importance of the area being pedestrian-friendly. Mr. Scagliarini stated the new homes will not require any major street improvements. He did state he consistently works with the city to better understand the current and upcoming infrastructure plans.

An attendee articulated their concerns about storm water and the concern from neighbors about flooding in the area. In response, Mr. Scagliarini stated he works with engineers on all projects and fully understands the importance of addressing storm water and drainage. He also stated there is an open storm drain on the Downs Avenue side of the 1521 Shamrock Drive parcel. He stated he is working with a licensed engineer and a member of the storm water department within the city of Charlotte planning department to install a closed storm water pipe. That project is being reviewed and needs additional steps to be completed.

The attendees asked if the Petitioner was familiar with the development of a project on 1515 Shamrock Drive. If so, what is the status of that project. Mr. Scagliarini stated that project was owned by the Petitioner, BirdCo, Inc. Mr. Scagliarini stated there would be two new, single-family homes being developed on that property immediately.

An attendee asked if the Petitioner was familiar with a Mr. Donald Storms and the nature of their relationship. Mr. Scagliarini explained that he was familiar with Mr. Storm and that he was a resident of 1601 Shamrock Dr. Mr. Scagliarini said he was familiar with Mr. Storms and had met him when building the home on 1521 Shamrock Drive. He also expressed there was some concern from Mr. Storms about a tree that was mutually owned by Mr. Storm and BirdCo, Inc. Mr. Scagliarini expressed that by the end of the project, all concerns were addressed and resolved.

An attendee asked about the approximate number of stories on the new home being developed on the Downs Avenue side of the parcel and if any of the neighboring properties were a single-level homes. Mr. Scagliarini specified that the new home would be two to three stories. He also said there was an empty lot on one side of the parcel and a single-level home at 1412 Downs Avenue. The Petitioner acknowledged that the proposed height of the new build was reasonable and similar to neighboring homes in the community.

The formal meeting concluded at approximately 6:07 p.m.

Respectfully submitted this 18th day of August, 2021.

Exhibit A

2021-182	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	CITY	STATE	ZIPCODE
2021-182	09309111	FANG	LI J			1951 GRESHAM DR	ALAMEDA	CA	94502
2021-182	09309212	KEENER	ROBERTA R	JAMES CHRISTOPHER	KEENER	1425 SHAMROCK DR	CHARLOTTE	NC	28205
2021-182	09309213	LAPENTA	ZACHARY THOMAS			1358 DOWNS AVE	CHARLOTTE	NC	28205
2021-182	09309510	VINSON	DAVID S	CHRISTA C WAGNER	VINSON	3031 GEORGIA AVE	CHARLOTTE	NC	28205
2021-182	09309511	HEAVEN PROPERTIES LLC				9611 BROOKDALE DR SUITE 100-170	CHARLOTTE	NC	28215
2021-182	09309512	VARADARAJ	ANVAR	MONISHA	EADALA	1520 BECKWITH PL	CHARLOTTE	NC	28205
2021-182	09309513	HEAVEN PROPERTIES LLC				9611 BROOKDALE DR STE 100-170	CHARLOTTE	NC	28215
2021-182	09309514	BHAGAT	PURNIMA			9611 BROOKDALE DR STE 100-170C	CHARLOTTE	NC	28215
2021-182	09309515	CARRASQUILLO	PETER	CASEY	CARRASQUILLO	3030 ATTABERRY DR	CHARLOTTE	NC	28215
2021-182	09309614	O'DEA	PATRICK F	CAROL	O'DEA	3043 FLORIDA AVE	CHARLOTTE	NC	28205
2021-182	09309615	CARTER	WILLIAM LAKE	MORGAN A	COCHERL	3040 GEORGIA AVE	CHARLOTTE	NC	28205
2021-182	09309616	WOJCIK	NATHAN J			3036 GEORGIA AV	CHARLOTTE	NC	28205
2021-182	09309701	LITTLES	VERONICA ANNE			1512 SHAMROCK DR	CHARLOTTE	NC	28205
2021-182	09309702	COUGILL	TERRY A	BETTY ANN	COUGILL	1515 BECKWITH PL	CHARLOTTE	NC	28205
2021-182	09309703	SKY HOUSING LLC				8511 DAVIS LAKE PARKWAY STE C6-219	CHARLOTTE	NC	28205
2021-182	09309704	FRANCIS	MATTHEW A			3105 FLORIDA AVE	CHARLOTTE	NC	28269
2021-182	09309705	CITY OF CHARLOTTE				600 E FOURTH ST 14TH FLOOR	CHARLOTTE	NC	28205
2021-182	09309706	MOORE	LENZI	MAXWELL	ENGINEERING & PROP MGMT DEPT	1524 SHAMROCK DR	CHARLOTTE	NC	28202
2021-182	09309707	PATIL	SHYAM B	ROSHNI	THORNE	1520 SHAMROCK DR	CHARLOTTE	NC	28205
2021-182	09309708	NEUPATH PROPERTIES INC				10422 STONEMEDEL N	CHARLOTTE	NC	28205
2021-182	09309709	DUBEY	ROSHNI	SHYAM	PATIL	1520 SHAMROCK DR	MATTHEWS	NC	28105
2021-182	09309801	STOYANOV	KIRIL BOGOMILOV			1505 SHAMROCK DR	CHARLOTTE	NC	28205
2021-182	09309802	BIRDCO INC				125 REMOUNT RD STE C1	CHARLOTTE	NC	28205
2021-182	09309803	RAY	ALEXANDRA KRYSTEN			1517 SHAMROCK DR	CHARLOTTE	NC	28203
2021-182	09309805	STORMS	DONALD L II			1601 SHAMROCK DR	CHARLOTTE	NC	28205
2021-182	09309806	LUU	DO VAN			1430 DOWNS AVE	CHARLOTTE	NC	28205
2021-182	09309807	SANDERS	MELINDA JANE	JENNIFER MARIAH	JOYCE	1609 SHAMROCK DR	CHARLOTTE	NC	28205
2021-182	09309808	GUARDIAN PROPERTY INVESTMENTS LLC				914 BENMORE CIRCLE	WEDDINGTON	NC	28173
2021-182	09309809	JOHNSON	MENDEL L & WIFE			1255 JOHNSON RD	JEFFERSON	SC	29718
2021-182	09309810	JAGGARD	THOMAS	ANNA	JAGGARD	1446 DOWNS AVE	CHARLOTTE	NC	28205
2021-182	09309811	CARSON	NICHOLAS J	BRIANNA N	CHAIFETZ	1432 DOWNS AVE	CHARLOTTE	NC	28205
2021-182	09309812	SUDDRETH	MASAKO G	TRUST	MASAKO G SUDDRETH REVOCABLE	708 ASCOT DR	CHARLOTTE	NC	28215
2021-182	09309813	NGUYEN	DAN		NO THI PHAM	1408 DOWNS AVE	CHARLOTTE	NC	28205
2021-182	09309814	CAROLINA BLUE SKY PROPERTY LLC				4303 CANTEY PL	CHARLOTTE	NC	28211
2021-182	09309815	VIET-MY CORPORATION				4500 CAMERON VALLEY PKY STE 130	CHARLOTTE	NC	28211
2021-182	09309816	HURST	PAUL JOSEPH	BLAINE	C/O HAWKINS	1521 SHAMROCK DR	CHARLOTTE	NC	28205
2021-182	09309901	SIMPSON	CLAIRE M	OLIVIA	HURST	1409 RICHMOND PLACE	CHARLOTTE	NC	28205
2021-182	09309902	CARLISLE	CHRISTIAN N	COLEY W	CARLISLE	1403 DOWNS AVE	CHARLOTTE	NC	28209
2021-182	09309903	CLT HOME SOLUTIONS II LLC				2301 W MOREHEAD STE A	CHARLOTTE	NC	28205
2021-182	09309904	O'BRIEN	KEVIN LEO			1415 DOWNS AVE	CHARLOTTE	NC	28208
2021-182	09309905	ROBERTSON	SCOTT P	ERIN A	MAULDIN	1417 DOWNS AVE	CHARLOTTE	NC	28205
2021-182	09309906	PASTORE	LINDSAY MARIE			1421 DOWNS AVE	CHARLOTTE	NC	28205
2021-182	09309907	ENTWISLE	ANGELA E			1425 DOWNS AVE	CHARLOTTE	NC	28205
2021-182	09309908	GEBHARDT	DAVID			1429 DOWNS AVE	CHARLOTTE	NC	28205
2021-182	09309909	DUNN	BRENT STUART	SARAH VIRGINIA MORROW	DUNN	1435 DOWNS AVE	CHARLOTTE	NC	28205
2021-182	09309910	HINSON	FRANCIS C JR	LISA KING SHIRLEY	LISA KING SHIRLEY	1445 DOWNS AVE	CHARLOTTE	NC	28205
2021-182	09309911	HINSON	FRANCIS C JR	LISA KING SHIRLEY	LISA KING SHIRLEY	1445 DOWNS AVE	CHARLOTTE	NC	28205
2021-182	09309913	BROCK	CAROL L			1616 E 35TH ST	CHARLOTTE	NC	28205
2021-182	09309914	DMB II LLC				9835 STEWART SPRING LN	CHARLOTTE	NC	28205
2021-182	09309915	PREZZATO	CRYSTAL			1612 E 35TH ST	CHARLOTTE	NC	28216
2021-182	09309916	MEDRANO	JOSE GILMAN			1608 E 35TH ST	CHARLOTTE	NC	28205
2021-182	09309917	HOWARD	DANIEL T	LEAH S	BURLESON	1600 EAST 35TH	CHARLOTTE	NC	28205
2021-182	09309918	HELMES	CAROL P			1522 E 35TH ST	CHARLOTTE	NC	28205
2021-182	09309919	IDILBI	JASON G	BETSY LEE	HAUSER	509 SPRING ST	DAVIDSON	NC	28036

2021-182 09309920 MILEY
2021-182 09309921 CHONTOS
2021-182 09309922 GALUSZKA

HAL
SAMUEL D
EWA

ROBRECHT

OUWINGA

1508 E 35TH ST
1520 OAKWOOD DR
1500 E 35TH ST

CHARLOTTE
ROSWELL
CHARLOTTE

NC
GA
NC

28205
30075
28205

ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
Advent Coworking	Kevin	Giriunas	1925 Chatham Ave.		Charlotte	NC	28205
Country Club Heights Neighborhood Association	Adam	Raskoskie	2200 Shamrock Dr		Charlotte	NC	28205
Country Club Heights Neighborhood Association	Chris	Connor	3510 Country Club Dr		Charlotte	NC	28205
Country Club Heights Neighborhood Association	Chris	Dye	3510 Country Club Dr		Charlotte	NC	28205
Country Club Heights Neighborhood Association	Jared	Yerg	3346 Airle Street		Charlotte	NC	28205
Country Club Heights Neighborhood Association	Mark	Landon	3340 Airle Street		Charlotte	NC	28205
Country Club Heights Neighborhood Association	Scott	Garlan	2818 Dunlavin Way		Charlotte	NC	28205
Highland Mill Montessori Parent- Teacher Association	Tatjana	Eres	3201 Clemson Avenue		Charlotte	NC	28205
Howie Acres Community	Vickie	Hayden	4058 Redwood Ave		Charlotte	NC	28205
NoDa	Brionna	Spells	3327 N DAVIDSON ST	105	Charlotte	NC	28205
NoDa	Matt	Toffey	3027 N. Myers St.		Charlotte	NC	28205
NoDa	Nicole	D Peterson	3013 Whiting Avenue		Charlotte	NC	28205
NoDa	Vincent	Bidez	1120 E. 36th St.		Charlotte	NC	28205
NoDa Neighborhood & Business	Lauren	Schalburg	816 E 37th Street		Charlotte	NC	28205
NoDa Neighborhood and Business Association	Gavin	Toth	3701 N Davidson St	Suite 203	Charlotte	NC	28211
NoDa Neighborhood Association	Chad	Maupin	1109 East 35th St		Charlotte	NC	28205
NoDa Neighborhood Association	Chamlese	Marion	1120 Leigh Avenue		Charlotte	NC	28205
NoDa Neighborhood Association	Sid	Baxi	3007 North McDowell St		Charlotte	NC	28205
NoDa Vision	Jon	Branham	2604 Pinckney Av		Charlotte	NC	28277
Plaza Central Partners Neighborhood Association	Garrett	LaDue	3325 Maywood Dr		Charlotte	NC	28205
Plaza Midwood Land Use Group	Phillip	Gussman	2008 Winter Street		Charlotte	NC	28205
Plaza Midwood Merchants Association	Clifton	Castelloe	2630 Country Club Ln		Charlotte	NC	28205
Plaza Midwood Neighborhood Association	Adam	Doerr	1926 Truman Road		Charlotte	NC	28205
Plaza Midwood Neighborhood Association	Adam	Richman	1914 Dunhill Dr		Charlotte	NC	28204
Plaza Midwood Neighborhood Association	Hamilton	Cort	2000 Winter St.		Charlotte	NC	28205
Plaza Midwood Neighborhood Association	PMNA		1914 Dunhill Dr		Charlotte	NC	28204
Plaza Midwood Neighborhood Association	Susan	Walker	1819 Beckwith Place		Charlotte	NC	28205
Plaza Midwood Neighborhood Association	Lisa	Proud	2836 Georgia Ave		Charlotte	NC	28205
Plaza Midwood Neighborhood Association	April	Benson	1845 Academy St.		Charlotte	NC	28205
Plaza Midwood Neighborhood Association	Jimmy	Royster	3735 McMillan Street		Charlotte	NC	28205
Plaza Midwood Neighborhood Association	Stephanie	Phelps	3735 McMillan Street		Charlotte	NC	28205
University Park Improvement Association	Hattie	Watkins	845 Woodside Av		Charlotte	NC	28205
Villa Heights	Allison	Horinko	1109 Leigh Ave		Charlotte	NC	28205
Villa Heights Community Organization	Max	Carroll	1813 Parson Street		Charlotte	NC	28205
Villa Heights Neighborhood Association	Anne	Monsted	1100 Woodside Avenue		Charlotte	NC	28205

Exhibit B

BirdCo, Inc.

125 Remount Rd.

Ste C1

Charlotte, NC 28203

July 27, 2021

VIA US MAIL

NOTICE TO INTERESTED PARTIES OF REZONING COMMUNITY MEETING

Date: Thursday, August 13th at 5:30 p.m.

Location: Virtual Meeting, RSVP for link (details provided below)

Petitioner: BirdCo, Inc.

Petition No.: 2021-182

Dear Charlotte Neighbor:

Our team represents BirdCo, Inc. (the "Petitioner") in their request for a rezoning of an approximately 0.243-acre site located on 1521 Shamrock Dr. The Petitioner is seeking a rezoning to accommodate two (2) Single-family homes on the property. A map of the property is included in this mailing for your reference. In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold a Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning Commission's records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the Property. Due to unprecedented circumstances and federal and state executive orders directed at preventing the spread of COVID-19, the Official Community Meeting will be held virtually in accordance with guidance provided by the Charlotte Planning Design & Development Department. We invite you to attend the virtual Official Community Meeting via Zoom on **Wednesday, August 18 at 5:30 p.m.** If you are interested in attending the live virtual presentation and discussion session at the scheduled time, **please send an email to cs@birdbuilds.com and you will be provided with a link to RSVP and receive access information for the virtual meeting.** Please reference the property location, Petitioner, or petition number in your email so we can send you the proper link. If you expect you will be unable to access the virtual meeting and would like additional information, please contact cs@birdbuilds.com or call 980-309-3039 and we will make alternative arrangements for you to receive the presentation information.

Sincerely,

Coley Scagliarini

Coley Scagliarini

Exhibit C



My Personal Meeting Room
gotomeet.me/cs72

MEETINGS

SETTINGS

Create Meeting

DISCOVER

Rooms	One-Time	History
08/23/2020 ▾	08/23/2021 ▾	<input type="checkbox"/> Recorded

Wed, Aug 18

5:28 PM Rezoning Meeting-...
40 min ID: 835-851-685

Fri, Aug 13

5:26 PM COLEY SCAGLIARI...
20 min ID: 818-896-173

Tue, Aug 10

10:23 AM COLEY SCAGLIARI...
10 min ID: 818-896-173

MORE

AUG

18

Rezoning Meeting-1521 Shamro...
🕒 5:28 PM - 40 min | ID: 835851685

Attendees



Attendee	Join & leave times	Location
SH Shane - PSNA	5:31 PM - 6:07 PM	Adjuntas
RY Ryan Carter ryan@rebuildingtogetherclt.org	5:28 PM - 6:07 PM	Charlotte
CO COLEY SCAGLIARINI cs@birdbuilds.com	5:28 PM - 6:07 PM	Charlotte

Exhibit D

Rezoning Petition
RZP 2021-182

For 1521 Shamrock Drive
Charlotte, NC 28205

BIRDCO, INC.

Official Community Meeting
(Virtual)

August 18th, 2021 at 5:30pm

MEETING AGENDA

- Introductions
- Property Location
- Development Considerations
- Existing Zoning
- Land Use Plan Recommendation
- Proposed Site Plan
- Potential Rezoning Timeline
- Questions/Discussion

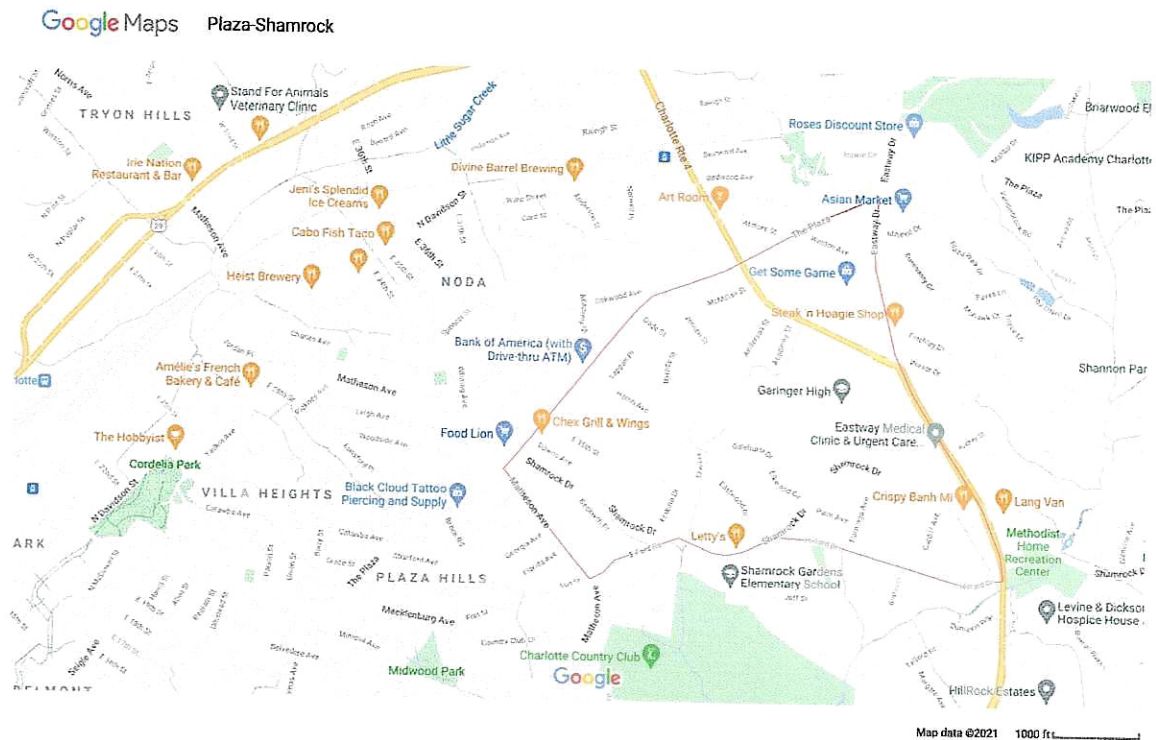
INTRODUCTIONS

Coley Scagliarini



PROPERTY LOCATION

PLAZA SHAMROCK



Property Location

1521 SHAMROCK DR.

Tutorials Quick Tips Report Issues More Map Apps

Search Results Layers/Labels Property Report Zoom To

Property Key

Parcel ID	GIS ID
09309816	09309816

Address located on Property (Postal City)

1521 SHAMROCK DR CHARLOTTE NC 28205

Owner Name	Mailing Address
PAUL JOSEPH HURST	1521 SHAMROCK DR CHARLOTTE NC 28205
OLIVIA HURST	1521 SHAMROCK DR CHARLOTTE NC 28205

Is ownership or parcel boundary wrong? Request Change

Is the mailing address wrong? Request Change

Link To

Google Street View

Birdseye View maintained by Mecklenburg County

Unselect Property

Associated Information

Legal Desc	L6 B5 M3-293
Land Area	0.236 AC
Fire District	City Of Charlotte
Special District	NA
Account Type	Individual

1521 SHAMROCK DR CHARLOTTE NC 28205

Advanced Search Market Analysis Search Help

Streets Aerials Hybrid Topo

Becky

Shamrock Dr

[Tutorials](#) [Quick Tips](#) [Report Issues](#) [More Map Apps](#)

[Search Results](#) [Layers/Labels](#) [Property Report](#) [Zoom To](#)

Property Key

Parcel ID	GIS ID
09309816	09309816

Address located on Property (Postal City)

1521 SHAMROCK DR CHARLOTTE NC 28205

Owner Name	Mailing Address
PAUL JOSEPH HURST	1521 SHAMROCK DR CHARLOTTE NC 28205
OLIVIA HURST	1521 SHAMROCK DR CHARLOTTE NC 28205

[Is ownership or parcel boundary wrong?](#) Request Change

[Is the mailing address wrong?](#) Request Change

[Link To](#)

[Google Street View](#)

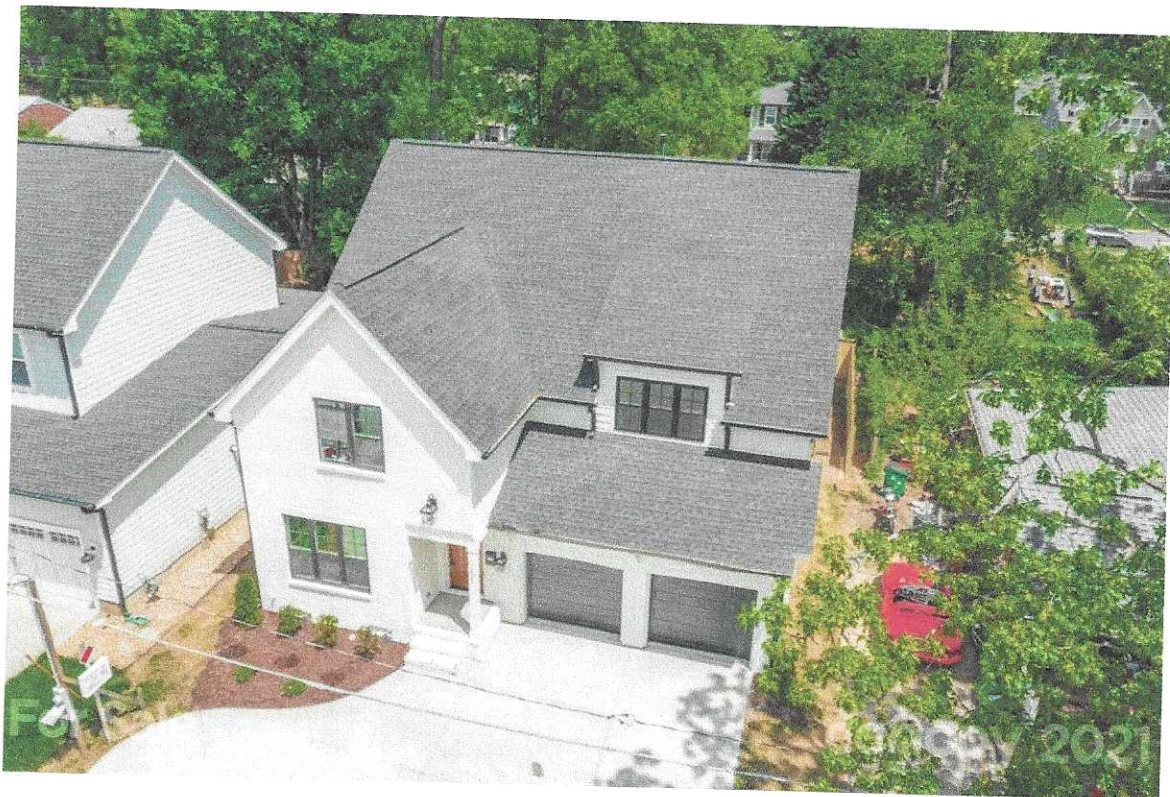
[Birdseye View](#) maintained by Mecklenburg County

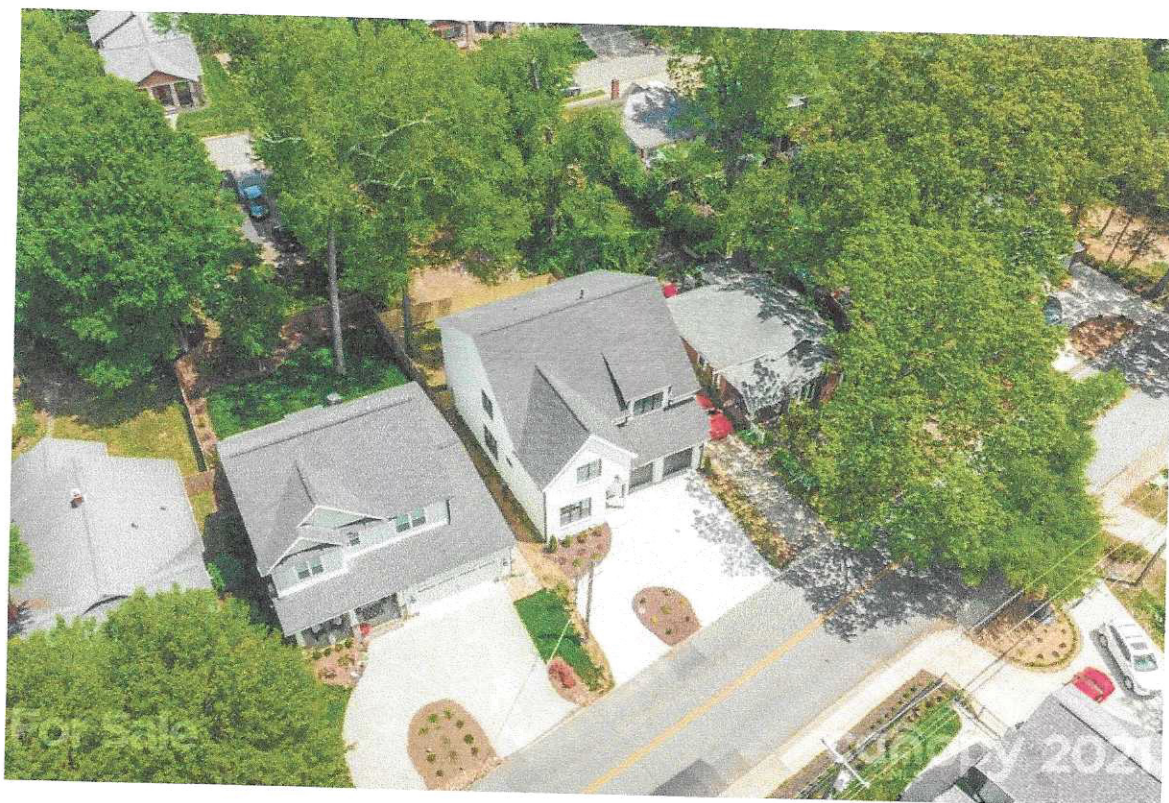
[Unselect Property](#)

Associated Information

Legal Desc	L6 B5 M3-293
Land Area	0.236 AC
Fire District	City Of Charlotte
Special District	NA
Account Type	Individual







Development Considerations

- Property Owner Requirements
- Existing Zoning
- Natural / Environmental Constraints
- Access / Transportation Requirements
- Adjacent Owner Concerns
- Ordinance / Policy Requirements (non-zoning, e.g., Stormwater, Tree)

REZONING PROCESS (GENERALLY)

Conventional vs. Conditional (CD)

- Conditional- Commits to standards that go beyond the base zoning ordinance requirements and are specific for each petition
- Reduces or eliminates the base zoning ordinance standards, AND typically commits to other standards that go beyond the base zoning ordinance requirements. Also specific for each petition.

EXISTING ZONING

Residential Zoning District -R8

- The R-3, R-4, R-5, R-6 and R-8 districts are hereby established to protect and promote the development of single-family housing and a limited number of public and institutional uses.
- The standards for these districts are designed to maintain a suitable environment for family living at various densities to accommodate preferences for different housing types. The R-5, R-6 and R-8 districts address urban single-family living.

LAND USE PLAN RECOMMENDATION

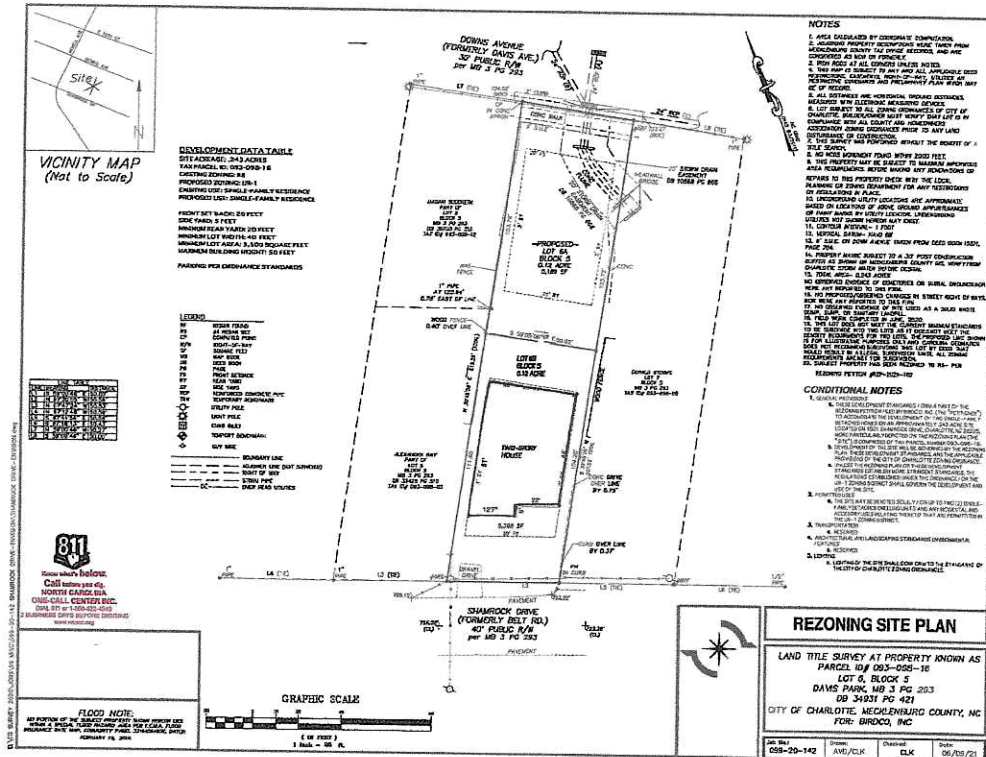
Urban Residential-1 district (UR-1)

- The intent of this district is to protect and enhance designated single-family areas and to encourage appropriate infill development within these areas.
- Urban areas are recognized as unique areas with many assets and opportunities. In order to foster the urban characteristics of these areas, development here should promote an environment of diverse uses at higher-than-normal density which encourages pedestrian activities, needs and movement, while at the same time recognizing the limited supply of urban land. As such this requires special zoning

classifications in order to implement the goals and objectives of these vital areas of the community.

- It is necessary and desirable to promote the residential nature of these areas through zoning classifications, which are intended to realize the growing opportunities for new infill development and redevelopment. Such residential development, properly located and developed, can enhance and support the overall mix of uses characteristic of urban areas.
- These districts are designed to provide standards and incentives, which will promote the development or redevelopment of urban areas that contain a mix of land uses with a predominantly residential character

PROPOSED SITE PLAN



Currently Zoned R8, Petitioner seeks to rezone to UR-1

- Commitment to build new construction single-family residences that maintain the integrity of the community.
- Proposal seeks to maintain existing conditions and allow changes of use,

expansion, and eliminate the current density requirements.

- Proposal seeks to integrate with the current neighborhood and add value to the developing neighborhood and community.

I. General Provisions

These development standards are part of the rezoning petition filed by BirdCo, Inc. (“The Petitioner”). The intent of this Rezoning Petition is to allow the development of two single-family, detached residences on an approximate .243-acre site located at 1521 Shamrock Dr. Charlotte, NC 28205.

- a) To allow the existing residence to be used as permitted in the UR-1 zoning district without any changes or alterations.
- b) To not require any streetscape improvements.
- c) To not require any additional infrastructural changes or improvements.

1. Permitted Uses

The site may be devoted for up to two (2) single-family residences and any incidental accessory uses related thereto that are permitted in the UR-1 Zoning District. Unless the rezoning plan or these development standards establish more stringent standards,

the regulations established under the ordinance for the UR-1 Zoning District shall govern the development of the site.

II. Architectural Standards

- a.** Existing residence at 1521 Shamrock Drive to remain.
- b.** All architectural standards shall comply with all local, state and federal regulations and ordinances.

REZONING TIMELINE

"BEST CASE SCENARIO"

2021 Rezoning Schedule (Application Deadlines January 2021 - December 2021)

	Application Deadline	Meeting Held Due to Item and Agenda	1st review complete, comments made available in Record	Petitioner/Staff comment review meetings held by this date	Petitioner's community meeting held by this date (include report to next submission)	Revisions Due/ Submittal deadline requesting next P1	Services Review Complete, comments made available in Record (last day to defer prior to advertising)	1st Legal Ad due to clerk	2nd Legal Ad due to clerk	Public Hearing	Revisions Due/ Submittal deadline for 2C Meeting	Zoning Committee Meeting	City Council Decision
January Applications	1/25/2021	2/1/2021	3/1/2021	3/15/2021	3/15/2021	3/25/2021	3/25/2021	3/28/2021	4/5/2021	4/15/2021	4/22/2021	5/4/2021	5/11/2021
February Applications	2/22/2021	3/1/2021	3/25/2021	4/1/2021	4/1/2021	4/12/2021	4/12/2021	4/23/2021	5/4/2021	5/17/2021	5/26/2021	6/1/2021	6/21/2021
March Applications	3/22/2021	3/25/2021	5/1/2021	5/12/2021	5/14/2021	5/11/2021	5/21/2021	6/1/2021	6/8/2021	6/21/2021	6/24/2021	7/6/2021	7/19/2021
April Applications	4/26/2021	5/1/2021	6/1/2021	6/9/2021	6/11/2021	6/14/2021	6/24/2021	6/29/2021	7/6/2021	7/19/2021	7/27/2021	8/9/2021	8/26/2021
No May Applications, due to no hearing in August													
June Applications	6/28/2021	7/6/2021	8/2/2021	8/11/2021	8/13/2021	8/18/2021	8/30/2021	8/31/2021	9/7/2021	9/21/2021	9/23/2021	10/5/2021	10/18/2021
July Applications	7/26/2021	8/2/2021	8/10/2021	9/8/2021	9/10/2021	9/13/2021	9/21/2021	9/28/2021	10/6/2021	10/24/2021	10/25/2021	11/2/2021	11/15/2021
August Applications	8/23/2021	8/26/2021	9/21/2021	10/6/2021	10/8/2021	10/11/2021	10/25/2021	10/26/2021	11/2/2021	11/11/2021	11/18/2021	11/30/2021	12/20/2021
September Applications	9/27/2021	10/6/2021	11/1/2021	11/20/2021	11/21/2021	11/21/2021	11/29/2021	11/30/2021	12/7/2021	12/20/2021	12/21/2021	1/4/2022	1/28/2022
October Applications	10/25/2021	11/6/2021	11/29/2021	12/8/2021	12/10/2021	12/13/2021	12/21/2021	12/21/2021	1/4/2022	1/18/2022	1/19/2022	2/1/2022	2/15/2022
November Applications	11/22/2021	11/29/2021	1/1/2022	1/13/2022	1/13/2022	1/14/2022	1/28/2022	1/28/2022	2/4/2022	2/18/2022	2/21/2022	3/8/2022	3/21/2022
December Applications	12/24/2021	1/9/2022	1/11/2022	2/9/2022	2/11/2022	2/14/2022	2/28/2022	3/1/2022	3/8/2022	3/21/2022	3/22/2022	4/8/2022	4/28/2022

* 1/14/22 is a Friday the usual date due 5/28 due to holiday
 * 12/21 review complete due 12/22 due to holiday
 * 12/21 review complete due 12/22 due to holiday

2C meeting dates subject to change

This schedule may also be found at:

[https://charlottenc.gov/planning/Rezoning/Documents/2021 Updates/2021 Rezoning%20 Schedule 2.pdf](https://charlottenc.gov/planning/Rezoning/Documents/2021%20Updates/2021%20Rezoning%20Schedule%202.pdf)

Rezoning Application:	June Cycle
Official Community Meeting:	August 13, 2021
Earliest Possible Public Hearing:	September 20, 2021
Zoning Committee:	October 5, 2021
Earliest Possible Decision:	October 18, 2021

QUESTIONS AND DISCUSSIONS

**Thank you for your
community
involvement and
participation!!**